

CITY PLAN COMMISSION  
ARCHITECTURAL REVIEW BOARD MEETING

Monday, December 20<sup>th</sup>, 2010 - 5:30 p.m.  
**City of Clayton – 2<sup>nd</sup> Floor Council Chambers - 10 N. Bemiston Ave.**  
Clayton, Missouri 63105

For further information contact Susan Istenes at 290-8459

**City Plan Commission/Architectural Review Board (ARB)**  
**A G E N D A**

**ROLL CALL**

**MINUTES** – Regular meeting of December 6, 2010

**PUBLIC HEARING**

**A. Text Amendments to Chapter 425 (Sign Regulations)**

Public hearing to receive comments on proposed amendments to Chapter 425 of the City's Municipal Code governing signs to be placed on "curb" (sidewalk signs) and to establish criteria for determining location and design of sidewalk signs.

**NEW BUSINESS**

**A. Subdivision Plat/Lot Consolidation**  
**7449-7451 Bland Avenue**

Consideration of a request by Charles Farris & Ann Bauer, owners, for a proposed subdivision plat to consolidate three existing R-2 zoned lots (parts of Lots 10 and 11 and all of Lot 12, Block 11 of the Northmoor Park Addition) into one, 15,686 square foot lot.

**B. Conditional Use Permit – Kettlebell Studio**  
**7618 Wydown Boulevard (2<sup>nd</sup> floor of Al's Wydown Cleaners)**

Consideration of a request by Loren Shelton, co-owner/operator, for a conditional use permit to allow the continued operation of a 1,200 square foot kettlebell fitness studio known as Studio RKC on the second floor of Al's Wydown Cleaners.

**C. New Construction – Addition to Single Family Residence**  
**10 Ridgemoor Drive**

**Site Plan Review**

Consideration of a request by Wally & Elizabeth Council, owners, for review of the proposed site plan associated with the construction of a 2,249 square foot addition to include a new 741 square foot partially below grade attached rear entry 2 1/2 -car garage, a 515 square foot first floor addition at the rear of the existing structure and a 993 square foot second story addition that is partially above the existing attached garage, which is to be converted to a family room. On December 2<sup>nd</sup>, 2010, the Board of Adjustment granted a 1-foot variance from the 9.61 foot required side yard setback to allow the second story addition above the existing garage.

### Architectural Review

Consideration of a request by Wally & Elizabeth Council, owners, for review of the design and materials associated with the construction of a proposed brick addition to include a new 741 square foot partially below grade attached rear entry 2 ½ -car garage, a 515 square foot first floor addition at the rear of the existing structure and a 993 square foot second story addition that is partially above the existing attached garage, which is to be converted to a family room.

### **ADJOURNMENT**